# YUKON BUREAU OF STATISTICS

## Yukon Rent Survey
October 2017

### Highlights

- In October 2017, Whitehorse's median rent for units in *buildings with 3 or more rental units* was $950 and the vacancy rate was 2.8%.
- Compared with April 2017, the median rent in Whitehorse for units in *buildings with 3 or more rental units* remained the same at $950, and the vacancy rate increased 0.8 percentage points from 2.0% to 2.8%.
- For *rental units in all types of buildings* in Whitehorse, the median rent was $1,000 and the vacancy rate was 2.8%.

*The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/ row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), mobile homes, cabins and garden suites). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.*

*Despite the change in methodology, YBS will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends[1] of median rent and vacancy rates in Whitehorse.*

For units in buildings with 3 or more rental units, the median rent in October 2017 ($950) remained the same compared to a year earlier (October 2016) and remained the same compared to the previous reporting period (April 2017).

The vacancy rate remained almost stable (around 1.5%) between December 2010 and June 2013, and then started increasing to reach 4.7% in April 2014, (the highest rate since 2004) before showing an overall downward trend.

The vacancy rate in October 2017 (2.8%) was 0.2 percentage points lower than the rate in October 2016 (3.0%), and 0.8 percentage points higher compared to the vacancy rate in April 2017 (2.0%).

**Whitehorse rent summary for units in buildings with 3 or more rental units, October 2017**

| | |
|---|---|
| Number of units in survey | 1,026 |
| Number of vacant units | 29 |
| Vacancy rate for all units | 2.8% |
| Median rent for all units | $950 |

**Whitehorse rent summary for units in buildings with 2 or more units[2], October 2017**

| | |
|---|---|
| Number of units in survey | 1,789 |
| Number of vacant units | 48 |
| Vacancy rate for all units | 2.7% |
| Median rent for all units | $975 |

**Whitehorse rent summary for units in all types of buildings with rental units, October 2017**

| | |
|---|---|
| Number of units in survey | 2,205 |
| Number of vacant units | 62 |
| Vacancy rate for all units | 2.8% |
| Median rent for all units | $1,000 |

[1] *Figures prior to 2012 are provided as indicators of trends and are not strictly comparable to subsequent figures.*

[2] *Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums and mobile homes.*

***Note**: Historically, the regular quarterly rent survey included buildings with 4 or more rental units. In 2012, the survey universe was expanded to include buildings with 3 or more rental units. From 2011 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year. These surveys continued until the end of 2013.*

## Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling.
  http://www.eco.gov.yk.ca/stats/stats_princ.html
- **2016 Census Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/rented/band housing), affordability, suitability, etc.
  http://www12.statcan.gc.ca/census-recensement/2016/as-sa/fogs-spg/Facts-PR-Eng.cfm?TOPIC=8&LANG=Eng&GK=PR&GC=60
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon.
  http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

## Rent Summary for All Buildings with Rental Units, by Type, Yukon, October 2017

| Type of Building | Number of Buildings | Rental Units | Vacant Units | Vacancy rate | Median Rent | Average Rent |
|---|---|---|---|---|---|---|
| Single Detached House | 238 | 238 | 3 | 1.3% | $1,500 | $1,708 |
| Townhouse/Row house | 25 | 79 | 1 | 1.3% | $1,500 | $1,541 |
| Duplex[1] | 435 | 612 | 16 | 2.6% | $1,200 | $1,262 |
| Triplex and Fourplex | 72 | 185 | 1 | 0.5% | $1,100 | $1,154 |
| Condominium | 100 | 145 | 6 | 4.1% | $1,550 | $1,566 |
| Apartment Building[2] | 50 | 881 | 35 | 4.0% | $950 | $937 |
| Store-top (Commercial)[3] | 26 | 105 | 4 | 3.8% | $975 | $1,066 |
| Mobile Home | 76 | 76 | 7 | 9.2% | $1,100 | $1,109 |
| Cabin | 10 | 10 | 1 | 10.0% | $1,500 | $1,662 |
| Garden Suite | 9 | 9 | 0 | 0.0% | $1,150 | $1,061 |
| **All Types[4]** | **1,040** | **2,340** | **74** | **3.2%** | **$1,000** | **$1,192** |

[1] Duplex includes single detached houses with a legal rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space. [4] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

For rental units in all types of buildings, Yukon's median rent for October 2017 was $1,000. The highest median rent reported by landlords was $1,550 per month for condominiums. Single detached houses, townhouse/row houses and cabins had the second-highest median rent at $1,500 per month. The lowest median rent was $950 per month for units in apartment buildings.

In October 2017, the maximum number of rental units (881) was in apartment buildings, followed by the number of rental units (612) in duplexes (include single detached houses with a rental suite). The lowest number of rental units (9) was in garden suites.

## Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, October 2017

| | All Types | Single Detached House | Townhouse/ Row house | Duplex[1] | Triplex and Fourplex | Condo-minium | Apartment Building[2] | Store-top (Commercial)[3] | Mobile Home | Cabin | Garden Suite |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Number of Buildings with Rental Units** | 1,040 | 238 | 25 | 435 | 72 | 100 | 50 | 26 | 76 | 10 | 9 |
| **Median Rent** | | | | | | | | | | | |
| All | $1,000 | $1,500 | $1,500 | $1,200 | $1,100 | $1,550 | $950 | $975 | $1,100 | $1,500 | $1,150 |
| Bachelor | $750 | x | ... | $950 | $795 | $1,225 | $750 | $775 | ... | x | x |
| 1 Bedroom | $950 | $1,025 | $1,000[†] | $1,000 | $925 | $1,200 | $950 | $1,025 | x | x | $1,025 |
| 2 Bedrooms | $1,057 | $1,369 | $1,425 | $1,200 | $1,225 | $1,500 | $950 | $1,350 | $1,100 | $1,750[†] | ... |
| 3-4 Bedrooms | $1,500 | $1,600 | $1,900 | $1,500 | $1,500 | $1,695 | $1,350 | $1,525[†] | $1,150 | x | x |
| 5+ Bedrooms | $1,600 | $2,200 | ... | $1,350 | ... | ... | ... | ... | x | ... | ... |
| **Total Units** | | | | | | | | | | | |
| All[4] | 2,340 | 238 | 79 | 612 | 185 | 145 | 881 | 105 | 76 | 10 | 9 |
| Bachelor | 185 | 3 | ... | 16 | 11 | 6 | 116 | 31 | ... | 1 | 1 |
| 1 Bedroom | 703 | 19 | 4 | 166 | 71 | 18 | 378 | 36 | 2 | 1 | 6 |
| 2 Bedrooms | 857 | 50 | 27 | 210 | 64 | 45 | 379 | 34 | 44 | 4 | ... |
| 3-4 Bedrooms | 560 | 141 | 48 | 213 | 39 | 75 | 8 | 4 | 28 | 3 | 1 |
| 5+ Bedrooms | 36 | 26 | ... | 7 | ... | ... | ... | ... | 2 | ... | ... |
| **Vacant Units** | | | | | | | | | | | |
| All[4] | 74 | 3 | 1 | 16 | 1 | 6 | 35 | 4 | 7 | 1 | 0 |
| Bachelor | 20 | 0 | ... | 0 | 0 | 3 | 16 | 1 | ... | 0 | 0 |
| 1 Bedroom | 21 | 0 | 1 | 4 | 0 | 1 | 11 | 3 | 0 | 1 | 0 |
| 2 Bedrooms | 30 | 0 | 0 | 12 | 1 | 3 | 8 | 0 | 7 | 0 | ... |
| 3-4 Bedrooms | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ Bedrooms | 0 | 0 | ... | 0 | ... | ... | ... | ... | 0 | ... | ... |
| **Vacancy Rate** | | | | | | | | | | | |
| All | 3.2% | 1.3% | 1.3% | 2.6% | 0.5% | 4.1% | 4.0% | 3.8% | 9.2% | 10.0% | 0.0% |
| Bachelor | 10.8% | 0.0% | ... | 0.0% | 0.0% | 50.0% | 13.8% | 3.2% | ... | 0.0% | 0.0% |
| 1 Bedroom | 3.0% | 0.0% | 25.0% | 2.4% | 0.0% | 5.6% | 2.9% | 8.3% | 0.0% | 100.0% | 0.0% |
| 2 Bedrooms | 3.5% | 0.0% | 0.0% | 5.7% | 1.6% | 6.7% | 2.1% | 0.0% | 15.9% | 0.0% | ... |
| 3-4 Bedrooms | 0.5% | 2.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| 5+ Bedrooms | 0.0% | 0.0% | ... | 0.0% | ... | ... | ... | ... | 0.0% | ... | ... |

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Duplex includes single detached houses with a legal rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space. [4] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

## Median Rent and Total Units (for all buildings with rental units), by Size and Decade of Construction, Yukon, October 2017

| | All Years | 1930-1959 | 1960-1969 | 1970-1979 | 1980-1989 | 1990-1999 | 2000-2009 | 2010-Present | Unknown Years |
|---|---|---|---|---|---|---|---|---|---|
| **Number of Buildings with Rental Units** | 1,040 | 112 | 128 | 193 | 70 | 124 | 132 | 145 | 136 |
| **Median Rent** | | | | | | | | | |
| All | $1,000 | $860 | $980 | $1,000 | $950 | $950 | $1,275 | $1,500 | $1,050 |
| Bachelor | $750 | $700 | $750 | $775 | $750 | $825 | $1,000 | x | $750 |
| 1 Bedroom | $950 | $900 | $950 | $950 | $950 | $950 | $950 | $1,000 | $1,000 |
| 2 Bedrooms | $1,057 | $1,050 | $1,065 | $975 | $950 | $1,100 | $1,425 | $1,500 | $1,250 |
| 3-4 Bedrooms | $1,500 | $1,425 | $1,400 | $1,400 | $1,475 | $1,500 | $1,600 | $1,800 | $1,500 |
| 5+ Bedrooms | $1,600 | $1,200[†] | x | ... | ... | $1,900 | $2,500 | ... | $1,550 |
| **Total Units** | | | | | | | | | |
| All[†] | 2,340 | 267 | 389 | 651 | 158 | 232 | 198 | 238 | 208 |
| Bachelor | 185 | 81 | 28 | 9 | 16 | 8 | 9 | 1 | 33 |
| 1 Bedroom | 703 | 64 | 157 | 210 | 66 | 77 | 41 | 41 | 46 |
| 2 Bedrooms | 857 | 65 | 151 | 315 | 51 | 78 | 48 | 90 | 60 |
| 3-4 Bedrooms | 560 | 52 | 52 | 116 | 25 | 61 | 88 | 106 | 59 |
| 5+ Bedrooms | 36 | 4 | 2 | ... | ... | 7 | 12 | ... | 11 |

x = Suppressed. ... = Not appropriate/applicable. [†] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[†] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Most of the buildings with rental units (193 buildings, or 18.6% of the total) were built in the decade of 1970-79 (note: 'unknown years' may also include units built in 1970-79). In general, the newer the building, the higher the median rent reported.

## Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Community, October 2017

| | Yukon | Whitehorse | Dawson | Watson Lake | Haines Junction |
|---|---|---|---|---|---|
| **Number of Buildings with Rental Units** | 1,040 | 954 | 42 | 30 | 14 |
| **Median Rent** | | | | | |
| All | $1,000 | $1,000 | $900 | $875 | $925 |
| Bachelor | $750 | $750 | $750 | x | ... |
| 1 Bedroom | $950 | $950 | $900 | $875 | x |
| 2 Bedrooms | $1,057 | $1,073 | $1,000 | $700 | $925 |
| 3-4 Bedrooms | $1,500 | $1,500 | $1,500 | $900 | x |
| 5+ Bedrooms | $1,600 | $1,600 | ... | x | ... |
| **Total Units** | | | | | |
| All[†] | 2,340 | 2,205 | 50 | 72 | 14 |
| Bachelor | 185 | 175 | 9 | 1 | ... |
| 1 Bedroom | 703 | 647 | 21 | 32 | 2 |
| 2 Bedrooms | 857 | 828 | 10 | 9 | 10 |
| 3-4 Bedrooms | 560 | 522 | 9 | 27 | 2 |
| 5+ Bedrooms | 36 | 33 | ... | 2 | ... |
| **Vacant Units** | | | | | |
| All[†] | 74 | 62 | 2 | 9 | 0 |
| Bachelor | 20 | 19 | 1 | 0 | ... |
| 1 Bedroom | 21 | 14 | 1 | 6 | 0 |
| 2 Bedrooms | 30 | 30 | 0 | 0 | 0 |
| 3-4 Bedrooms | 3 | 0 | 0 | 3 | 0 |
| 5+ Bedrooms | 0 | 0 | ... | 0 | ... |
| **Vacancy Rate** | | | | | |
| All | 3.2% | 2.8% | 4.0% | 12.5% | 0.0% |
| Bachelor | 10.8% | 10.9% | 11.1% | 0.0% | ... |
| 1 Bedroom | 3.0% | 2.2% | 4.8% | 18.8% | 0.0% |
| 2 Bedrooms | 3.5% | 3.6% | 0.0% | 0.0% | 0.0% |
| 3-4 Bedrooms | 0.5% | 0.0% | 0.0% | 11.1% | 0.0% |
| 5+ Bedrooms | 0.0% | 0.0% | ... | 0.0% | ... |

x = Suppressed. ... = Not appropriate/applicable. [†] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[†] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

The highest median rent reported for any size of rental units (in the communities surveyed) was $1,600 for units with 5 or more bedrooms in Whitehorse.

Of the 74 vacant rental units in Yukon in October 2017, 62 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2-bedroom units at 30, followed by bachelor units at 19.

In Whitehorse, the highest vacancy rate was at 10.9%[†] for bachelor units; the lowest was for units with 3-4 bedrooms and five or more bedrooms at 0.0%.

## Rent Summary for All Buildings with Rental Units, by Type, Whitehorse, October 2017

| Type of Building | Number of Buildings | Rental Units | Vacant Units | Vacancy rate | Median Rent | Average Rent |
|---|---|---|---|---|---|---|
| Single Detached House | 197 | 197 | 0 | 0.0% | $1,600 | $1,826 |
| Townhouse/Row house | 24 | 75 | 0 | 0.0% | $1,500 | $1,570 |
| Duplex[1] | 422 | 596 | 16 | 2.7% | $1,200 | $1,257 |
| Triplex and Fourplex | 69 | 179 | 1 | 0.6% | $1,100 | $1,160 |
| Condominium | 100 | 145 | 6 | 4.1% | $1,550 | $1,566 |
| Apartment Building[2] | 47 | 847 | 27 | 3.2% | $950 | $942 |
| Store-top (Commercial)[3] | 21 | 91 | 4 | 4.4% | $1,006 | $1,091 |
| Mobile Home | 56 | 56 | 7 | 12.5% | $1,125 | $1,162 |
| Cabin | 10 | 10 | 1 | 10.0% | $1,500 | $1,662 |
| Garden Suite | 7 | 7 | 0 | 0.0% | $1,100 | $1,038 |
| **All Types[4]** | **954** | **2,205** | **62** | **2.8%** | **$1,000** | **$1,202** |

[1] Duplex includes single detached houses with a legal rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space. [4] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

## Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Location, Whitehorse, October 2017

| | Whitehorse Total | Downtown | Riverdale | Upper Whitehorse[1] | Porter Creek | Whistlebend | Crestview | Country Residential |
|---|---|---|---|---|---|---|---|---|
| **Number of Buildings with Rental Units** | 954 | 213 | 177 | 339 | 174 | 10 | 22 | 19 |
| **Median Rent** | | | | | | | | |
| All | $1,000 | $950 | $995 | $1,100 | $1,200 | $1,750 | $1,200 | $1,390 |
| Bachelor | $750 | $750 | $975 | $800 | $885 | ... | ... | $1,050 |
| 1 Bedroom | $950 | $950 | $950 | $950 | $950 | $988[1] | $1,050 | x |
| 2 Bedrooms | $1,073 | $1,100 | $970 | $1,200 | $1,200 | $1,750 | $1,350 | $1,400 |
| 3-4 Bedrooms | $1,500 | $1,500 | $1,500 | $1,550 | $1,400 | $1,950 | $1,625 | x |
| 5+ Bedrooms | $1,600 | x | $1,600 | $2,000 | x | ... | ... | ... |
| **Total Units** | | | | | | | | |
| All[2] | 2,205 | 701 | 541 | 607 | 284 | 20 | 33 | 19 |
| Bachelor | 175 | 84 | 7 | 67 | 11 | ... | ... | 6 |
| 1 Bedroom | 647 | 345 | 128 | 89 | 68 | 4 | 10 | 1 |
| 2 Bedrooms | 828 | 192 | 317 | 195 | 100 | 8 | 8 | 8 |
| 3-4 Bedrooms | 522 | 78 | 82 | 233 | 103 | 7 | 15 | 3 |
| 5+ Bedrooms | 33 | 2 | 7 | 23 | 2 | ... | ... | ... |
| **Vacant Units** | | | | | | | | |
| All[2] | 62 | 8 | 9 | 33 | 9 | 0 | 1 | 1 |
| Bachelor | 19 | 1 | 0 | 18 | 0 | ... | ... | 0 |
| 1 Bedroom | 14 | 6 | 1 | 4 | 0 | 0 | 1 | 1 |
| 2 Bedrooms | 30 | 1 | 8 | 11 | 9 | 0 | 0 | 0 |
| 3-4 Bedrooms | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ Bedrooms | 0 | 0 | 0 | 0 | 0 | ... | ... | ... |
| **Vacancy Rate** | | | | | | | | |
| All | 2.8% | 1.1% | 1.7% | 5.4% | 3.2% | 0.0% | 3.0% | 5.3% |
| Bachelor | 10.9% | 1.2% | 0.0% | 26.9% | 0.0% | ... | ... | 0.0% |
| 1 Bedroom | 2.2% | 1.7% | 0.8% | 4.5% | 0.0% | 0.0% | 10.0% | 100.0% |
| 2 Bedrooms | 3.6% | 0.5% | 2.5% | 5.6% | 9.0% | 0.0% | 0.0% | 0.0% |
| 3-4 Bedrooms | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| 5+ Bedrooms | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | ... | ... | ... |

x = Suppressed. ... = Not appropriate/applicable. [1] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.
[2] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

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**Bureau of Statistics**

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